

Section 01110

SUMMARY OF WORK

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Summary of the Work including work by City, City furnished products, Work sequence, future Work, Contractor use of Premises, special conditions for substantial completion and City occupancy.

1.02 WORK COVERED BY CONTRACT DOCUMENTS

- A. This section is intended for the contractor's general information only and is not intended to be a complete list of the work intended for this project.
- B. The scope of work is indicated on the drawings and by the requirements of each Section.
- C. Demolition and Roof Preparation
 - 1. Removal and disposal of existing bituminous and sheet metal roofing, insulation, lightweight concrete fill, flashing, sheet metal and other miscellaneous debris.
 - 2. Repairs to plywood, metal and/or lightweight concrete fill decking and/or other substrate materials.
 - 3. Removal of abandoned penetrations and/or repair of deck openings.
 - 4. Removal and replacement of existing mechanical equipment as needed to perform the roof replacement specified and shown on the drawings.
 - 5. Temporary removal and replacement of mechanical exhaust fans, rooftop equipment, conduits, cameras and miscellaneous penetrations as necessary to facilitate the new roof installation.
- D. Rough Carpentry
 - 1. Installation of new treated wood, nailers and blocking at perimeters, curbs and penetrations.
- E. Metal Deck Repair

1. Repair of the existing decking as required to provide an acceptable substrate for new roof installation. Work shall include any re-attachment to the steel structure as required to meet wind uplift requirements.
- F. Lightweight Concrete Fill Repair
1. Repair of the existing lightweight concrete fill deck as required, to provide an acceptable substrate for new roof installation.
- G. Plywood Deck Repair/Replacement
1. Repair of the existing plywood deck as required, to provide an acceptable substrate for new roof installation.
- H. New Roof Systems shall be as identified in the general notes located on the plans.
- I. Base Flashings
1. Install base flashings comprised of 2-ply of fiberglass felt and asphalt and a top ply of modified bitumen membrane with a cool roof coating.
- J. Roof Related Sheet Metal
1. Install fabricated sheet metal flashings and miscellaneous sheet metal components.
- K. Roof Specialties and Accessories
1. Install new equipment supports.
 2. Install new pipe supports.
- L. Mechanical, Electrical and Plumbing
1. Removal of existing and installation of new drains bowls, drain lines, risers and other related components as specified and shown on the drawings. Work shall include enlarging or repairing the hole in the decking to receive the new roof drain to allow for proper attachment of the drain bowl to the decking.
- M. Sealant and Caulking
1. Install new sealant associated with new roofing and flashing sheet metal.

2. Install new sealant in association with the renovations to the exterior walls.

N. Power Washing Painting and Elastomeric Coatings

1. Power washing of all exterior surfaces including stucco, concrete, masonry metal and glass.
2. Preparation and application of new urethane paint on steel lintels or shelve angles and existing sheet metal to remain in place.
3. Preparation and application of a new 2-coat elastomeric coating system on all exterior stucco surfaces.
4. Alternate #1 shall include application of a new 2-coat elastomeric coating system on all exterior masonry and concrete surfaces.

O Coordination of Work

1. Refer to Section 01312 - Coordination and Meetings.

P. Contractors Use of Premises

1. Contractor shall comply with Section 01145 - Use of Premises.
2. Construction Operations: Contractor occupancy of site shall be limited to areas of construction.
3. Material and equipment storage shall be limited by quantities and areas as defined and authorized by Contract Documents.
4. Contractor shall not load the structure with weight that could endanger the structure.
5. Contractor shall relocate equipment or stored products that interfere with the City's operations.
6. Contractor shall obtain and pay for additional parking and storage areas as needed.
7. Contractor assumes full responsibility for protection and safekeeping of personnel, products and pedestrians on the premises. Protection plans shall be submitted for review by the City.

8. Material Storage:
 - a. Restrict material storage to indicated areas.
9. Construction Traffic:
 - a. Access site in route approved by the City.
 - b. Restrict debris removal to route approved by the City.
 - c. Restrict construction cranes to locations and times approved by the City.
 - d. Do not allow traffic on existing roof or areas of completed new roof except as necessary for completion of new work.
10. Operations and Building Access:
 - a. Maintain access to building, parking, streets, fire lanes and walkways.
 - b. Schedule all operations with the City to allow operations to continue with minimum disruption.
11. Maintenance of Existing Utilities:
 - a. Contractor shall take such care and precautions to ensure no disruption of existing utility services to the facility.
12. Contractor shall maintain environmental controls including humidity, temperature and dust control to the facility.
13. Contractor shall supply and maintain all temporary lines and connections to continue mechanical and electrical service to the facility.
14. Contractor may temporarily disconnect rooftop mechanical equipment and utility lines as needed for installation of new roof system. The City shall be notified a minimum of three working days prior to each interruption. Interruption of services and utilities shall be made only with the approval of the City and at such agreed times and durations.
15. Building Access:
 - a. Access to the roof shall be made on the exterior face of the building.

Access locations shall be as approved by the City.

- b. Interior access by Contractor shall be made only at those times and locations as approved by the City.

- 16. The Contractor shall secure from the City of Houston such permits as may be required by City ordinances for the work included. Fees for such permits shall be paid by the Contractor and shall be included in the Base Bid.

Q. Weather Protection

- 1. Contractor shall make repairs to the existing roof as required to stop and/or prevent leaks.
- 2. Contractor shall maintain adequate quantities of emergency protection materials to ensure the facility will be kept dry during roof replacement. In the event of rapid weather change, the Contractor shall protect any exposed decking, unfinished or open roof with quick temporary protection materials.
- 3. In the event of moisture entry into the facility, the Contractor shall supply all labor and materials to perform removal and clean-up of water and water soaked or damaged materials.

R. Warranty

- 1. Contractor shall pay for and supply all warranty requirements in accordance with Document 00700 General Conditions and as indicated in individual specification sections.

1.03 CASH ALLOWANCES – NOT USED

1.04 ALTERNATES

- A. Alternate #1 – Contractor shall install the elastomeric coating system on all exterior wall surfaces (stucco surfaces are included in the base bid) including concrete and masonry.

1.05 CITY FURNISHED PRODUCTS

- B. Items furnished by City for installation and final connection by Contractor: None.
- C. Contractor's Responsibilities:

1. Arrange and pay for product delivery to site.
2. Receive and unload products at site; jointly with City, inspect for completeness or damage.
3. Handle, store, install, and finish products.
4. Repair or replace damaged items.

1.06 WORK SEQUENCE

- A. Construct Work in phases (meaning to replace the roof on a daily basis in workable sections as approved by the consultant) during the construction period. Coordinate all construction schedules and operations with the City of Houston.
- B. Coordination of Work: Refer to Section 01312 - Coordination and Meetings.

1.07 CONTRACTOR USE OF PREMISES

- A. Comply with procedures for access to the site and Contractor's use of rights-of-way as specified in Section 01145 - Use of premises.
- B. Construction Operations: Limited to City's rights-of-way provided by the City of Houston.
- C. Utility Outages and Shutdown: Provide notification to the City and private utility companies (when applicable) a minimum of 48 hours, excluding weekends and holidays, in advance of required utility shutdown. Coordinate all work as required.

1.08 STREET CUT ORDINANCE – NOT USED

1.09 WARRANTY

- A. Comply with warranty requirements in accordance with Document 00700 - General Conditions.

1.10 ADDITIONAL CONDITIONS FOR SUBSTANTIAL COMPLETION

- A. In addition to requirements outlined in Document 00700 – General Conditions, for Contractor to be substantially complete with the Work and call for inspection by Project Manager to confirm, the following conditions must be met or completed:
 1. All testing shall be completed and accepted by Project Manager.

2. Draft O&M manuals shall be delivered to Project Manager.
 3. Training shall be conducted, utilizing draft O&M manuals.
- B. No additional condition to those described in Paragraph 1.10 may be included in Contractor's punch list.

PART 2 - PRODUCTS - (not used)

PART 3 - EXECUTION - (not used)

END OF SECTION